

66 High Street
Stroud
GL5 1AS

Fitted Cafe /
Retail Opportunity
To Let

Available due to
abortive
negotiations

**** Rental Reduction ****



LOCATION

Unit is a **FITED CAFE OPPORTUNITY** located in prime retailing pitch on pedestrianised High Street.

Nearby retailers include Clarks Shoes, Superdrug, Costa, Card Factory and The Works.

Under the new E Use Class the property could be used as a shop, café, restaurant, nursery or gym without the need for a planning application.

Nearby Five Valleys Shopping Centre has undergone a major refurbishment including an Borough Market style indoor market, 13 luxury residential apartments, a new medical centre and Sandersons Boutique department store.

AREAS

Ground Floor Sales	796 sq ft	74.0 sq m
First Floor	575 sq ft	53.4 sq m
Second Floor	624 sq ft	58.0 sq m

RENT

£19,500 pa

TERM

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.



Why Stroud
is one of the best
places to live in
2022

From its vegan football club to the farmer's market, it's all about country living with a radical edge in this Cotswold town with an eco-conscience

THE  TIMES



RATEABLE VALUE

£24,000 (2023 assessment)

EPC

D(78). A copy is available upon request.

CONTACT

For further information, please contact:

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Subject to Contract

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**JACKSON
CRISS**

Money Laundering Regulations
 Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

